

**City of Greensboro Planning Department
Zoning Staff Report and
Plan Amendment Evaluation
December 12, 2005 Public Hearing (Zoning Commission)
January 3, 2006 Public Hearing (City Council)**

The information provided in this staff report has been included for the purpose of reviewing proposed zoning changes. Since the zoning process does not require a site plan, there may be additional requirements placed on the property through the Technical Review Committee process to address subdivision and development regulations.

Item: M & N
Location: 1089 Knox Road (Both sides of Knox Road at the northeast quadrant of the I-40/85 & Urban Loop interchange)

Applicant: Robert L. Page
Owner: Robert L. Page & Page Properties, LLC

Item M:

GFLUM

From: Moderate Residential and Mixed Use Corporate Park
To: Industrial/Corporate Park

Zoning

From: County CP and City CD-RS-9, CD-RM-5 & CP
To: City CD-LI

Conditions: 1) Uses: All uses permitted in the LI zoning district except: agricultural chemicals, pesticides and fertilizer; recycling centers; land clearing and inert debris landfills; junked motor vehicles; drug manufacturing; and stone cutting.

Item N:

GFLUM

From: Moderate Residential and Mixed Use Corporate Park
To: Industrial/Corporate Park

Zoning

From: County CP and City CP
To: City CD-LI

Conditions: 1) Uses: All uses permitted in the LI zoning district except: agricultural chemicals, pesticides and fertilizer; recycling centers; land clearing and inert debris landfills; junked motor vehicles; drug manufacturing; and stone cutting.

SITE INFORMATION	
Maximum Developable Units	N/A
Net Density	N/A
Existing Land Use	Replacements Ltd. / Undeveloped
Acreage	60.92
Physical Characteristics	<i>Topography:</i> Rolling <i>Vegetation:</i> Wooded <i>Other:</i> N/A
Overlay Districts	SCOD-2
Historic District/Resources	N/A
Generalized Future Land Use	Mixed Use Corporate Park & Moderate Residential
Other	N/A

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	Undeveloped	CD-PDR
<i>South</i>	I 85/40	CP
<i>East</i>	Undeveloped / Rural Residential	AG
<i>West</i>	Wood Creek Subdivision / Undeveloped	CD-RS-9 / CP

ZONING HISTORY		
Case #	Year	Request Summary
3115	2003	The portion of Item M which is zoned CD-RS-9 is the original zoning that was established when the property was annexed on May 31, 2003.
3116	2003	The portion of Item M which is zoned CD-RM-5 is the original zoning that was established when the property was annexed on May 31, 2003.
3373	2005	The portion of Item N on the east side of Knox Road which is zoned CP is the original zoning that was established when the property was annexed on September 30, 2005.

DIFFERENCES BETWEEN CD-RS-9, CD-RM-5 & CP (EXISTING) AND CD-LI (PROPOSED) ZONING DISTRICTS	
CD-RS-9:	Primarily intended to accommodate moderate to high density single family detached dwellings in developments where public water and sewer service is required. The overall gross density will typically be 4.0 units per acre or less.
CD-RM-5:	Primarily intended to accommodate duplexes, twin homes, townhouses, cluster housing, and similar residential uses at a density of 5.0 units per acre or less. See Conditions for use limitations and other restrictions.
CP:	Primarily intended to accommodate office, warehouse, research and development, and assembly uses on large sites in a planned, campus-like setting compatible with adjacent residential uses. The district may also contain retail and service uses which customarily locate within planned employment centers.
CD-LI	Primarily intended to accommodate limited manufacturing, wholesaling, warehousing, research and development, and related commercial/service activities which in their normal operations have little or no adverse effect upon adjoining properties. See Conditions for use limitations.

TRANSPORTATION	
Street Classification	Knox Road – Local Street.
Site Access	Existing.
Traffic Counts	None available.
Trip Generation	N/A.
Sidewalks	N/A.
Transit	N/A.
Traffic Impact Study	N/A.
Street Connectivity	N/A.
Other	N/A.

ENVIRONMENTAL REVIEW	
Water Supply Watershed	Yes, site drains to Lake McIntosh Watershed WS IV
Floodplains	Part of the property may be located within the 100 yr floodplain and there is also a floodway associated with that stream. All proposed buildings with in the 100 yr floodplain must have the finished floor elevation at least 1' above the base flood elevation (BFE), also all the mechanical equipment must be elevated at least 1' above BFE. No development including fill is allowed within the floodway.
Streams	Three perennial streams (blue line streams) on site, other streams have not been identified at this time, if perennial appropriate buffer will be required. Perennial streams require a 100' undisturbed buffer on each side measured from top of bank. No built upon area is allowed within the 100' buffer
Other	Maximum Built Upon Area allowed is 70% of the site acreage. All proposed BUA must drain and be treated by a state approved BMP device (pond or similar).

LANDSCAPING REQUIREMENTS	
Location	Required Planting Yard Type and Rate
North	N/A
South	N/A
East	N/A
West	N/A

CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES

Connections 2025 Written Policies:

Economic Development Goal: Promote a healthy, diversified economy with a strong tax base and opportunities for employment, entrepreneurship and for-profit and non-profit economic development for all segments of the community, including under-served areas such as East Greensboro.

POLICY 7C: Ensure that city land use policies and regulations allow for an **adequate supply of land to accommodate economic development.**

POLICY 9A.5: Continue to link City-initiated annexations and approvals of annexation petitions for water/sewer extension policies regarding designated growth areas.

Connections 2025 Map Policies:

The area requested for rezoning lies within the following map classifications:

Mixed Use Corporate Park: This designation is intended for large tracts of undeveloped land near the City's fringe that are appropriate for well planned, larger scale business/employment parks with supporting uses such as retail, hotels, and residential. Primary uses such as office, flex office, technology research and development, light manufacturing, distribution, and assembly should be placed in a campus-like or "corporate park" setting with generous, linked open space to maximize value and to promote visual quality and compatibility with the surrounding area. Pedestrian-friendly features such as buildings placed near the street, sidewalks, and trails leading to nearby uses such as retail and housing should be encouraged.

Moderate Residential (6-12 d.u./acre): This category accommodates housing types ranging from small-lot, single-family detached and attached single-family dwellings such as townhomes to moderate density, low-rise apartment dwellings.

Tier One (Current Growth Area): Where infrastructure systems are in place, can be economically provided and/or will be proactively extended and where continued annexation and consolidation of the City's development pattern shall be encouraged over the next ten years.

COMPREHENSIVE PLAN AMENDMENT HISTORY		
Case #	Date	Request Summary
N/A		There have not been any land use amendments in the immediate vicinity of this case.

APPLICANT STATED REASONS FOR REQUEST

Explain in detail why the change is needed and a justification for such a change: The Generalized Future Land Use Map (4-2) currently designates this area as Mixed Use Corporate Park. This designation implies that such an area would be used by multiple parties for various uses. In this instance, the property is owned solely by one entity and used for one singular purpose - - Replacements, Ltd. In addition, the property is surrounded by large, tract residential development to the north and interstates 40 and 85 to the south. The land use classification that is proposed by this amendment will make the classification for these parcels consistent with how the property is currently being used.

Explain in detail the conditions that you think may warrant a Plan Amendment (i.e. unforeseen circumstances or the emergence of new information, unanticipated changes in development pattern, rezonings, transportation improvements, economic opportunities, changes in socioeconomic conditions, etc.):
The proposed Plan Amendment is being made in conjunction with a request for original zoning and annexation of these parcels. Water and sewer service already exists for this site. The land use classification that is proposed by this amendment will make the classification for these parcels consistent with how the property is already being used.

COMPREHENSIVE PLAN STAFF ANALYSIS

Need for the Proposed Change:

This case is supported by the Economic Development goals and policies of the plan that call for promoting a healthy, diversified economy with a strong tax base and providing opportunities for employment; and allowing for an adequate supply of land to accommodate economic development. This request is also supported by the Growth Strategy Map which places this area in Growth Tier One and it is within the current Water/Sewer Boundary.

The area along the interstates has always been seen as a good location for industrial/corporate development. This request is merely a tweaking of the classification from the Mixed Use Corporate Park to Industrial/Corporate Park because they are planning to have a sole user for the property rather than a mixed use project. The request also calls for an expansion of the Industrial/Corporate Park classification on the north side of Knox Road which is currently designated as Moderate Residential. The current user of the property in question is a large employer that staff feels can coexist with the existing residential and provide an opportunity for living close to employment.

Effect of the proposed Change on the Need for City Services and Facilities (e.g. roadway level of service, traffic counts, planned road improvements, transit, accidents statistics, and environmental constraints such as; location within a Water Supply Watershed, floodplain, streams):

Water Resources: The site may have wetlands. If any disturbance to wetlands is proposed and/or any stream crossing is proposed permits will have to be obtained from the state and corps of engineers prior to construction.

Site may require on-site detention to meet runoff quantity ordinance.

An appropriately sized drainage easement is required on all channels carrying public runoff (size depends on amount of flow channel carries).

A 12-inch City water line is in Knox Road alongside this property and there is 12-inch City sewer outfall across the east side of this property.

GDOT: As shown on the Generalized Future Land Use Map, these tracts are adjacent to a proposed Bus Rapid Transit Route and Station. The proposed route runs along I-40/85 and the station is proposed in the vicinity of Replacements, Ltd.

Implications, if any, the Amendment may have for Other Parts of the Plan:

None

Unforeseen Circumstances or the Emergence of New Information (e.g. significant economic opportunity in Tier 2 or 3):

None

COMPREHENSIVE PLAN MONITORING COMMENTS

The Monitoring Committee met on December 5, 2005, and made the following comments concerning this request:

- the request further solidifies the area as industrial;
- the request is supported by the fact that the site is being used for Replacements, Ltd. as the sole user and it supports its ability to expand and provide more jobs; and
- there was some concern about providing adequate buffering protection for the existing adjacent residential properties in light of additional possible future uses.

CONFORMITY WITH OTHER PLANS

The following aspects of relevant plans may be applicable in this case:

City Plans: N/A

Other Plans: N/A

STAFF COMMENTS

Planning: This proposed satellite annexation contains Replacements, Ltd. and is bounded on three sides by previously approved satellite annexations.

The property currently contains three houses and some outbuildings.

Staff feels that the proposed original zoning is compatible with the Generalized Future Land Use Map in terms of designating this property as “industrial” for future land use and development.

Light Industrial zoning is compatible with the immediate area since Replacements, Ltd. fits the district description of an establishment which, in its normal operations, has little or no adverse effect upon adjoining properties.

GDOT: No additional comment.

STAFF RECOMMENDATION

Based on all the information contained in this report, the Planning Department recommends approval of the Comprehensive Plan amendment to the Industrial/Corporate Pak land use classification and approval of the original zoning to Conditional District-LI primarily due to:

- The site abuts City limits and it is within the Tier One Growth area;
- It is within the Water/Sewer Boundary and is currently served by water and sewer;
- It is an expansion of an existing business that will provide additional jobs on the east side of Greensboro; and
- It supports the desire to have the industrial/corporate users locate along the interstates, especially where there is convenient access.